



FAIRFAX COUNTY  
 SITE-SPECIFIC PLAN AMENDMENT PROCESS  
 COUNTYWIDE

SCREENING  
 CPN22-SU-002  
 A&A CONTRACTING

Address/Tax Map Parcels: No Address Assigned / Tax Map Parcels 33-2 ((1)) 1  
 Nominator: Mike Van Atta  
 Supervisor District: Sully  
 Planning Area: Area III  
 Planning District/Special Area: Upper Potomac District / Dulles Suburban Center (Land Unit F-1)  
 Acreage: 9.4 acres

Current Plan Map/Text: Office use and industrial/flex use up to a maximum intensity of 0.35 FAR. Portions of the site within the Cub Run Environmental Quality Corridor are planned for public park use, and public and/or private recreation uses and public facilities should be considered.

Nomination: Warehouse or surface parking for vehicle storage up to 0.35 FAR

Comprehensive Plan Considerations:

The subject site is located on the Fairfax County and Loudon County boundary, generally north of Route 50 and south of Dulles International Airport, and contains undeveloped land, including a tributary of Cub Run and associated significant environmental features, including Resource Protection Area and floodplain, across most of the site. The site is land-locked and is accessed via an inter-parcel connection with the businesses to the south, which have direct access Route 50. A sanitary sewer access easement divides the site, providing separation between the buildable area in the western portion of the site and the environmentally sensitive areas.

The area immediately south of the site is planned and developed with industrial/flex uses and planned at the base plan level for Land Unit F. Interparcel access currently exists for the neighboring properties to the south. Similar land uses (industrial/flex) are located to the west across the Loudon County line. Areas to the north of the subject property remain wooded and undeveloped.

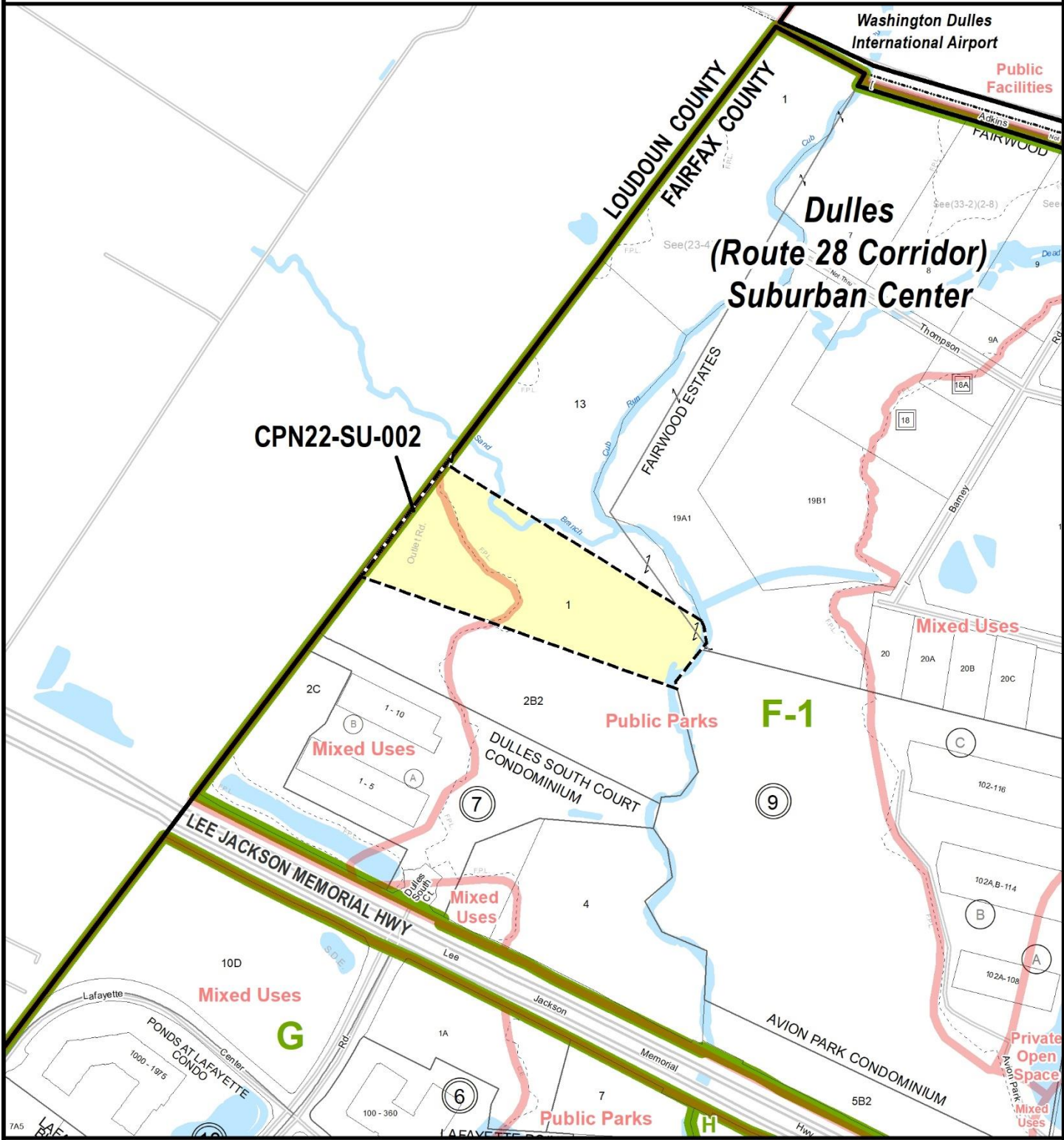
The Plan’s Concept for Future Development designates this area as part of the Dulles Suburban Center, one of several employment centers located along arterial roads, such as Centreville Road, that are evolving to include mixed use cores that are more urban in character. Within the Dulles Suburban Center, the core areas are located at the Innovation Center Metrorail Station, as well as in Land Unit E-2 on Route 50 and in the Westfields area. A principal goal in the Dulles Suburban Center plan is to provide flexibility for economic enterprises attracted to the Dulles Airport area by encouraging a mix of land uses compatible with and that bolster Dulles Airport operations and the existing industrial and office uses.

The nomination proposes a warehouse use and/or vehicular storage in an area developed with similar uses. The statement of justification and illustrative concept plan submitted with the nomination indicates that the development would occur outside of the RPA and floodplain areas of the site, which would be a primary consideration for review if the nomination is added to the work program for further review. The Cub Run Environmental Quality Corridor, or EQC, would need to be delineated with any future development. Additionally, stormwater quantity and quality control measures beyond County Codes may be needed and requested. The inter-parcel access needed to connect the property to Route 50 will need to be evaluated further. Lastly, the presence of archeological resources in the area may require and archeological survey at the appropriate point in the future if this nomination is advanced for further review.

Please note that this nomination is currently being screened to determine if it should be added to the 2023 Comprehensive Plan Amendment Work Program. A detailed analysis of the proposal has not yet been conducted.

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Land Unit

Baseline Plan Recommendation

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS  
MAP CURRENT TO OCTOBER 2022

OTPA\_GRAPHICS\S22\_items\2022 Site Specific Plan Amendment Process\NOMINATIONS

